



# AGENDA

## Meeting Location:

Sloat Room—Atrium Building  
99 W. 10<sup>th</sup> Avenue  
Eugene, OR 97401

Phone: 541-682-5481  
[www.eugene-or.gov/pc](http://www.eugene-or.gov/pc)

The Eugene Planning Commission welcomes your interest in these agenda items. Feel free to come and go as you please at any of the meetings. This meeting location is wheelchair-accessible. For the hearing impaired, FM assistive-listening devices are available or an interpreter can be provided with 48 hour notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hour notice. To arrange for these services, contact the Planning Division at 541-682-5675.

## **MONDAY, MAY 19, 2014 – REGULAR MEETING (11:30 a.m. to 1:30 p.m.)**

### **11:30 a.m. I. PUBLIC COMMENT**

The Planning Commission reserves 10 minutes at the beginning of this meeting for public comment. The public may comment on any matter, **except for items scheduled for public hearing or public hearing items for which the record has already closed.** Generally, the time limit for public comment is three minutes; however, the Planning Commission reserves the option to reduce the time allowed each speaker based on the number of people requesting to speak.

### **11:40 a.m. II. SOUTH WILLAMETTE DISTRICT DESIGN CODE**

Staff: Robin Hostick, 541-682-5507

### **1:15 p.m. III. ITEMS FROM COMMISSION AND STAFF**

- A. Other Items from Staff
- B. Other Items from Commission
- C. Learning: How are we doing?

Commissioners: Steven Baker; John Barofsky; Jonathan Belcher; Rick Duncan; John Jaworski (Vice-Chair); Jeffery Mills; William Randall (Chair)

**AGENDA ITEM SUMMARY**  
**May 19, 2014**

**To:** Eugene Planning Commission

**From:** City of Eugene Planning Division

**Subject:** South Willamette Concept Plan Implementation: Draft Design Code

**ISSUE STATEMENT**

This work session is an opportunity to share information with the Planning Commission on progress toward implementing the South Willamette Concept Plan as a component of Envision Eugene. Specifically, staff will present more detailed information on several key concepts of the proposed South Willamette Special Area Zone currently under development.

**BACKGROUND**

A primary goal set forth in the City Manager's March 2012 Envision Eugene recommendation is to accommodate all of Eugene's 20-year multi-family housing and commercial job need inside the existing Urban Growth Boundary. Area planning has been identified as a means of promoting compact urban development along key transit corridors and in core commercial centers in a way that enhances the livability and unique identity of each area.

The [South Willamette Concept Plan](#) (SWCP) is a pilot project for the area planning strategy; a final draft was completed in March 2013. The SWCP emerged from a partnership between the Friendly Area Neighbors and the Southtown Business Association. The final concept is the product of extensive public participation including eight public events, four online surveys, three postcard mailings, over 450 completed surveys, an interested parties list of over 600 community members, and dozens of conversations with residents, property owners and business owners. Community goals for the South Willamette area focus on creating a well-connected, healthy, and walkable district as well as active, successful streets and public realm. The SWCP and related public participation aimed for a high level of specificity and detail in crafting this vision, for example by addressing building height, setbacks, and building character. The intent was to enable a smooth and transparent connection between the vision and implementation.

On April 22, 2013, the Planning Commission initiated a letter to the City Council recommending action on the SWCP. The final letter "recommends that the City Council direct staff to move forward with implementation of the final draft of the South Willamette Concept Plan, dated March 19, 2013 . . . ." The letter commends the effort and provides a list of additional considerations emphasizing "fiscal commitment" and a strong focus on implementation. On June 13, 2012 the City Council provided direction for staff to "initiate code amendments that remove barriers to redevelopment activity" in core commercial areas and along key transit corridors, and to pursue area planning as a process "to identify suitable areas for additional density that address compatibility with existing neighborhoods."

The South Willamette area was identified in the March 2012 Envision Eugene recommendations as a pilot for these efforts. The SWCP was presented to the City Council on June 19, 2013 along with the Planning Commission's recommendation letter. Staff proceeded with the recommendations based on Council's prior direction.

Creating a new regulatory framework for the district was identified as an important next step for implementation. This new regulatory framework is now taking shape through the draft South Willamette Design Code. The draft South Willamette Special Area Zone (S-SW) seeks to enable several important concepts set forth in the SWCP vision using an incremental and thoughtful approach.

At the May 5, 2014 work session, Commissioners discussed these concepts at a high level and began a more detailed discussion of transition requirements. During the following week, Commissioners provided input to prioritize more detailed discussion of additional concepts. Based on this input, this work session will address the following topics in greater detail, as time allows:

- Transition requirements (continuation of previous discussion)
- Limited, built-in flexibility and incentives for open space, parking and building height
- Design standards

The following items would be useful for the Planning Commission to address:

- Do the proposed code provisions and standards contribute to implementing the SWCP vision?
- What should staff consider as we incorporate these into the proposed S-SW code?

## **NEXT STEPS**

Staff and preliminary legal review of a rough draft South Willamette Design Code are underway. Following revisions based on this input and comments from the Planning Commission, a draft code will be introduced for public discussion later this spring. In addition, staff will be working with community partners at the American Institute of Architects to test drive the draft code and provide practical feedback. This information, in addition to the complete code, will be discussed by the Planning Commission later this summer. This work will continue to be coordinated with the South Willamette Street Improvement Project and other ongoing implementation work such as MUPTE and Opportunity Siting.

## **ATTACHMENTS**

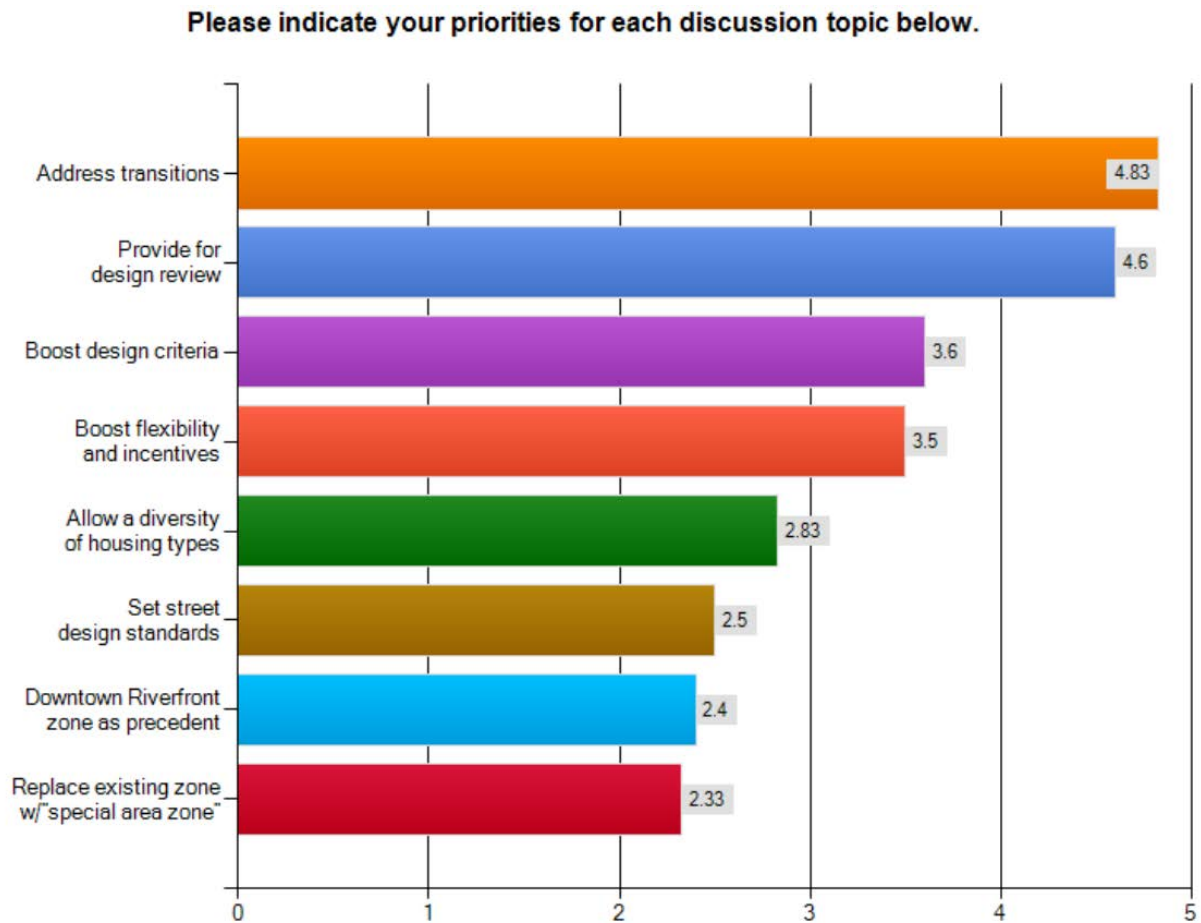
- A. Planning Commission Topic Discussion Priorities
- B. S-SW Draft Regulating Plan, including Subdistricts, Active Retail Overlay, and Building Height
- C. South Willamette Concept Plan – Height, Stepbacks and New Zones
- D. S-SW Conceptual Standards and Provisions – Transitions
- E. S-SW Conceptual Standards and Provisions – Flexibility
- F. S-SW Conceptual Standards and Provisions – Design Standards

## **FOR MORE INFORMATION**

Robin Hostick at 541-682-5507 or [robin.a.hostick@ci.eugene.or.us](mailto:robin.a.hostick@ci.eugene.or.us)

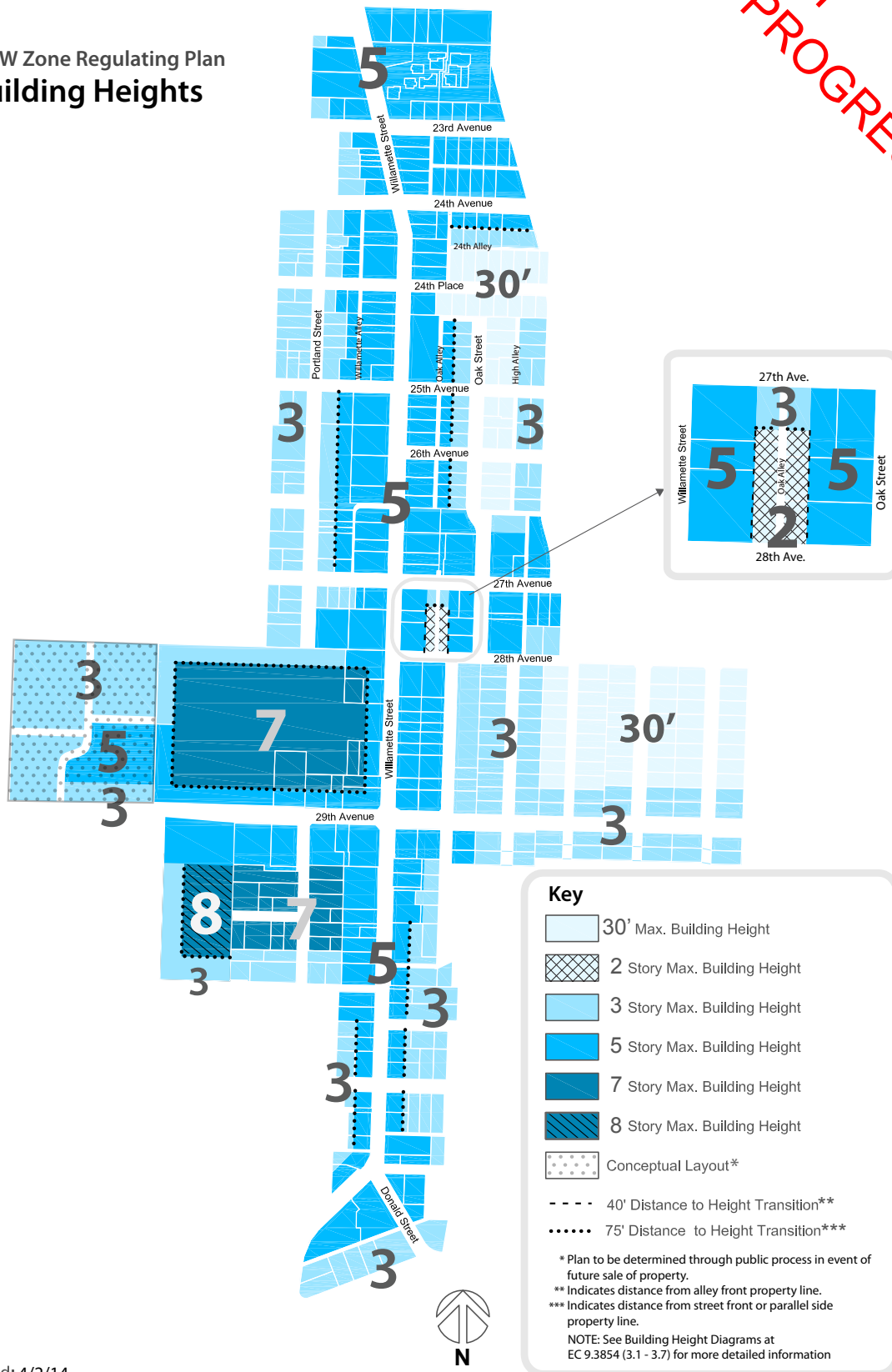
**Attachment A**  
South Willamette Design Code Concepts  
Planning Commission Priorities for Discussion

The following chart indicates the results of a survey of discussion topic priorities for each Planning Commissioner following the May 5<sup>th</sup> work session. Six commissioners provided a response. Higher values indicate a higher priority.



## Eugene Code

Figure 9.3854 (3)

S-SW Zone Regulating Plan  
Building Heights

Revised: 4/2/14

## Eugene Code

Figure 9.3832(2)(a)

S-SW Zone Regulating Plan  
**MU/AR Mixed Use/Active Retail  
 Overlay Subdistrict**



Revised 4/2/14

## Eugene Code

Figure 9.3832(1)

S-SW Zone Regulating Plan  
Subdistricts

Revised 4/2/14



## 4. THE VISION

### DEVELOPMENT TYPES & NEW ZONES



#### Heights and Stepbacks

The numerals overlaid on the Places for Business and Living map represent the number of stories for buildings in the locations and uses shown on the map. Some blocks are split with a heavy dashed line indicating a change in building height as the site transitions to a different intensity use. For example, Apartment/Condos along Portland Street are shown at five stories next to Mixed Use development and transition to three stories along the street near Single Family Options/ Row House. The lighter dashed lines shown near the streets represent a "stepback" in building height to create a lower scale building height along the street, allowing more light and air and views, and stepping back to taller heights away from the street.

The Concept Plan is conceptual in nature. The boundaries represent the study area for the plan and may need to be adjusted as the implementation tools for the district are developed.



## South Willamette Special Area Zone

### TRANSITIONS: Conceptual Code Standards and Provisions

May 5, 2014

#### Existing Eugene Code Provisions

Residential Zone	Maximum Height	Height Transition	Minimum Setback
R-1 Low Density	30' or 37' for roof slopes 6:12 or steeper		5'
R 1.5 Rowhouse	35'		5'
R-2 Medium Density	35' or 42' for roof slopes 6:12 or steeper		5'
R-3 Limited High Density	50' or 57' for roof slopes 6:12 or steeper*	Maximum height is limited to 30' for that portion of the building located within 50' of R-1**	5'
R-4 High Density	120' or 127' for roof slopes 6:12 or steeper*	Maximum height is limited to 30' for that portion of the building located within 50' of R-1**	5'
C-2 Commercial	120'	Maximum height is limited to 30' for that portion of the building located within 50' of R-1	0'; 10' abutting residential

\* Other Height limitations:

The R-3 and R-4 zoned areas of West University and South University neighborhoods are subject to additional height limitations depending on location, ranging from 35 feet (closest to R-1) to 65 feet.

\*\*Other Transitions:

The R-3/R-4 zoned area of South University neighborhood that is adjacent to R-1 is subject to a 10 foot setback and a sloped setback (inflection point of 25 feet, slope of 7:12 to a maximum height of as allowed in the zone)

## Options for Addressing Transition Issues

Identified Issues	Range of Potential Solutions
<p>Looming walls</p> <ul style="list-style-type: none"> <li>• Incompatible building heights</li> <li>• Incompatible building mass (including lack of articulation)</li> <li>• Incompatible setbacks</li> <li>• Lack of screening</li> </ul>	<ul style="list-style-type: none"> <li>• Lower height requirements on properties with higher density zoning</li> <li>• Introduce transitional zone or building type <ul style="list-style-type: none"> <li>○ On properties with higher density zoning</li> <li>○ On properties with lower density zoning</li> </ul> </li> <li>• Increase setbacks</li> <li>• Limit the area of building face within a specified distance from the property line</li> <li>• Introduce building design standards to reduce apparent mass of building, e.g. articulation</li> <li>• Require parking for properties with higher density zoning to be located along transition</li> <li>• Require landscape screening such as trees, shrubs, fences and/or walls</li> </ul>
<p>Reduced privacy</p> <ul style="list-style-type: none"> <li>• Location of upper story windows/dormers, balconies, decks and other outdoor space</li> <li>• Lack of screening</li> </ul>	<ul style="list-style-type: none"> <li>• Require landscape screening at a specified height to limit privacy impact from balconies or windows</li> <li>• Increase setbacks for balconies</li> <li>• Require architectural screening for balconies or windows</li> <li>• Disallow balconies facing low density residential areas</li> </ul>
<p>Solar access impacts</p>	<ul style="list-style-type: none"> <li>• Limit extent of shadows cast on existing buildings or properties</li> <li>• Provide “opt out” for tree requirements by request of adjacent owner</li> </ul>
<p>Noise impacts associated with use, e.g. loading, night clubs</p>	<ul style="list-style-type: none"> <li>• Limit location or type of uses adjacent to low density residential areas</li> </ul>

## Attachment D

### Compatible Transition Code – Proposed Concepts

**Applicability:** General standards apply across the entire S-SW Special Area Zone. Standards specific to each subdistrict apply only within the specified areas.

Topic	Current Code Standard	Proposal
Height	<p>R-1 Low Density 30' or 37'*  R 1.5 Rowhouse 35'  R-2 Medium Density 35' or 42'*  R-3 Limited High Density** 50' or 57'*  R-4 High Density** 120' or 127'*  C-2 Commercial 120'*</p> <p>*7' additional height allowance for roof slopes 6:12 or steeper  ** Maximum height is limited to 30' for that portion of the building located within 50' of R-1  Note: Different height standards apply in the University area.</p>	<p>Allowable heights are specified by the <i>building height regulating plan</i>. Generally heights within the district are limited to 5 stories, except portions of the Woodfield Station and Cascade Manor sites allow 7 and 8 stories respectively. A 15' step back at 3 stories is required along all streets throughout the district. Most areas adjacent to R1 or SFO are limited to 3 stories.</p> <p>Height is further limited through sloped setback (see below)</p>
Sloped Setback	None	Starting at the setback from the abutting R-1 or SFO zoned property, at a point that is 25 feet (or the height of the main building on the abutting R-1 zoned lot, whichever is greater) above grade, the setback shall slope at the rate of 8 inches vertically for every 12 inches horizontally away from the lot line until a point not to exceed the maximum allowable building height according to the regulating plan.
Building Setbacks	Minimum 5 foot setback from interior property lines for residential zones; minimum 10 foot for C-2 adjacent to R-1	Minimum 10 foot setback from R-1 or SFO zoned property
Balconies, Decks and Outdoor Spaces	None (except as per size requirements in the multi-family standards)	For upper story balconies, decks and other outdoor spaces shall be setback 20 feet and screened with trees with mature height of 25 - 35 feet (See landscaping below)
Windows/Dormers	Dormers and balconies are not allowed to project into interior yard setbacks of multi-story buildings.	Dormers may intrude into the angled plane of the sloped setback; dormers may be a maximum of 10 feet wide and 6 feet above the sloped setback plane; a maximum of one dormer is allowed per 20 linear feet of building face abutting the property line.

## Attachment D

<b>Setback Intrusions</b>	Eaves, cornices, belt courses, sills, awnings, buttresses or other similar features, and chimneys and fireplaces can project into the setback no more than 2 feet	No change
<b>Building Articulation</b>	Not required facing interior lot lines.	Require vertical and horizontal articulation for building faces adjacent to R-1 and SFO zones
<b>Landscaping</b>	Per the multi-family standards, a certain percentage of the site must be landscaped and a certain percentage must be provided as open space.	<p>Require trees with a mature height of 25 – 35 feet along the property line with a maximum spacing of 20 feet.</p> <p>Allow waiver of tree planting requirement with written request from adjacent property owner.</p> <p>Require screening at the ground level up to a minimum of 6 feet using one of three options: fencing or wall to L-6 standards, a hedge to L-5 standards, or landscape screen to L-3 standards.</p>
<b>Alternatives</b>	None.	<p>Building articulation requirements do not apply to buildings set back a minimum of 30 feet.</p> <p>Building articulation and sloped setback requirements do not apply to buildings set back a minimum of 50 feet.</p>
<b>Solar Access</b>	Solar setbacks apply to all structures on R-1 and R-2 zoned lots, 4,000 square feet or greater with a minimum north-south dimension of 75 feet. Requires setback from northern property line generally based on north-south lot dimension and height of ridge line of building.	<p>Shadows cast by new buildings shall extend a maximum of 5 feet beyond adjacent property lines at any time between March 23 and September 23.</p> <p>See landscaping standards tree requirement waiver.</p>
<b>Adjustment Review</b>	Certain multi-family standards are adjustable. However, the criteria are not always relevant or robust. Residential height and setbacks requirements can be modified (“proposed non-compliance”) through the planned unit development process if found to be consistent with the purpose statement for planned unit developments.	Allow the above standards to be replaced by robust set of design guidelines through a design review process. The proposal must meet or exceed the intent of the standards to be approved.

## South Willamette Special Area Zone – Conceptual Standards and Provisions

### FLEXIBILITY AND INCENTIVES

May 5, 2014

#### Options for Addressing Issues

Identified Issues	Range of Potential Solutions
<ul style="list-style-type: none"> <li>Current code is not flexible without additional process</li> <li>Current adjustment process provides too little guidance on approval criteria</li> </ul>	<ul style="list-style-type: none"> <li>Allow a specified degree of flexibility for all code provisions, e.g. a percentage factor</li> <li>Allow a range of adjustment for individual or groups of code provisions</li> <li>Allow well-defined adjustments to specific code provisions</li> </ul>
<ul style="list-style-type: none"> <li>Additional open space is needed but costly to provide through redevelopment</li> </ul>	<ul style="list-style-type: none"> <li>Require additional open space as a basic approval criteria; no adjustments allowed</li> <li>Require additional open space but allow it to be reduced through a review process</li> <li>Provide optional height bonuses for additional open space on a sliding scale</li> </ul>
<ul style="list-style-type: none"> <li>Current parking requirements are an impediment to redevelopment</li> <li>Current parking standards do not allow for best practices in parking management</li> <li>Requiring too little parking may lead to neighborhood impacts and degradation over time</li> <li>Developments with a high bedroom/unit ratio provide too little parking</li> </ul>	<ul style="list-style-type: none"> <li>Reduce parking requirements within the district</li> <li>Reduce parking requirements for certain development types or densities, or in certain locations</li> <li>Reduce parking requirements through specific measures, e.g. car sharing, or off-site parking</li> <li>Keep parking requirements the same, or increase parking requirements, but provide a public subsidy to offset the cost for specific types of redevelopment projects</li> <li>Establish minimum parking requirements per bedroom vs. per unit</li> </ul>

## Flexibility and Incentives – Proposed Concepts

**Applicability:** General standards apply across the entire S-SW Special Area Zone. Standards specific to each subdistrict apply only within the specified areas.

Topic	Current Code Standard	Proposal
Height	<p>R-1 Low Density            30' or 37'*  R 1.5 Rowhouse            35'  R-2 Medium Density        35' or 42'*  R-3 Limited High Density** 50' or 57'*  R-4 High Density**        120' or 127'*  C-2 Commercial            120'*</p> <p>*7' additional height allowance for roof slopes 6:12 or steeper  ** Maximum height is limited to 30' for that portion of the building located within 50' of R-1  Note: Different height standards apply in the University area.</p>	<p>Allowable heights are specified by the <i>building height regulating plan</i>. Generally heights within the district are limited to 5 stories, except portions of the Woodfield Station and Cascade Manor sites allow 7 and 8 stories respectively. A 15' step back at 3 stories is required along all streets throughout the district. Most areas adjacent to R1 or SFO are limited to 3 stories overall and are subject to <i>transition standards</i>.</p> <p>In addition, maximum heights will be established by allocating assumed floor heights as follows: first floor 14', each additional floor 12', parapet allowance 4'.</p> <p>VARIABLE HEIGHT ALLOWANCE: In mixed use and multifamily subdistricts, buildings may exceed height limits by a maximum of one story over 15% of the site. <i>Stepback, setback and transition areas are excluded. All SFO zones are excluded.</i></p> <p>Height bonus for additional public and semi-public space, see "open space" below. Bonus <i>is not cumulative</i> to additional height allowed through the variable height allowance.</p> <p>Height is further limited through sloped setback (see below).</p>

**Attachment E**

**Open Space**

Only required for multifamily development. Common and private open space greater of 20% of site or 15% - 25% of livable area (depending on zone). Exemption granted in C-1 and C-2 zones for minimum density (23 and 45 du/ac respectively). Minimum 400 square feet of common open space.

No incentives or bonuses for additional open space.

No requirement or incentive for public or semi-public open space along public streets.

Only required for multifamily development. Minimum area greater of 20% development site or 15% livable floor area.

Height bonus for additional public\* or semi-public\* open space as follows:

- Greater of 600 sf or 5% of site = 1 story on 30% of site
- Greater of 1500 sf or 15% of site = 1 story on 100% of site
- Greater of 3000 sf or 25% of site = 1 story on 100% of site and 1 story on 50% of site

Parking reduction for additional public\* or semi-public\* open space as follows (see “parking” for additional information): 1 space for every 200 sf of open space

Areas must be abutting and accessible from a public street with minimum dimensions of 20’ (600 and 1500 sf options) and 40’ (3000 sf option).

Additional height is not allowed in stepback, setback and transition areas.

These may be used to meet common open space requirements for the development.

Mixed use buildings with 5 or fewer units are exempt from common open space requirement (to support redevelopment of small sites).

*\*New definitions specify configuration, features and uses to ensure*



Parking

S-DR

- Residential = .75 spaces/du minimum; 2.25 spaces/du maximum
- Non Residential = no minimum; 1 space per 250sf gross floor area maximum
- Maximum 6 new on-site spaces (except in/under structure)

S-WS

- Residential = .5 spaces/du minimum; 2.25 spaces/du maximum
- Non Residential = 1 space per 660sf gross floor area minimum; 1 space per 250sf gross floor area maximum

Residential uses, minimum parking

- General = 1 space per dwelling
- Low income, multifamily housing = .67 spaces per dwelling or 3 spaces, whichever is greater
- Senior and disabled housing = .33 spaces per dwelling unit or 3 spaces, whichever is greater
- R-3 and R-4 zones in WUN and SUNA = 1 space per studio or 1 or 2 bedroom unit; 1.5 spaces per 3 bedroom unit + .5 spaces per additional bedroom

City of Portland transit-oriented development standards:

The following parking requirements apply to sites within 500 feet of a transit line with service every 20 minutes during the morning and evening commute or within 1,500 feet of a light rail station.

30 units or less	0 spaces required
31 to 40 units	1 space per 5 units (0.2/unit)
41 to 50 units	1 space per 4 units (0.25/unit)
50 or more units	1 space per 3 units (0.33/unit)

Residential = .75 spaces/du minimum; 2 spaces/du maximum

Non Residential = 1 space per 660sf gross floor area minimum; 1 space per 250sf gross floor area maximum

Allowed reductions to the above standards:

- Open space: 1 space for every 200sf of public or semi-public open space adjacent to public street
- Frequent transit: 25% reduction within 600 feet of transit stop with frequent service\*
- Shared parking: 1 space for every space on another property within 1000 feet\*\*
- Time-flex parking: 1 space for every space shared on another site within 350 feet with time flex agreement\*\*
- Car sharing: 3 spaces for each car sharing vehicle located on site; 2 spaces for each car sharing vehicle located within 1000 feet\*\*

\* New definition will specify frequency and times of day, e.g. every 15 minutes or sooner between 7:30 and 9:00 AM and 4:30 and 6 PM.

\*\* Shared parking must include signed agreement confirming capacity and other specifics

## South Willamette Special Area Zone – Conceptual Standards and Provisions

### DESIGN STANDARDS

May 12, 2014

#### Options for Addressing Issues

Identified Issues	Range of Potential Solutions
<p>Current code does not adequately address design considerations</p> <p>Current standards related to design do not provide enough options for approval</p>	<ul style="list-style-type: none"> <li>• Suggest principle-based ideas for voluntarily improving building designs to address the street</li> <li>• Require new standards with a menu or range of clear/objective options for approval</li> <li>• Require new standards with one set of specific, clear/objective parameters</li> </ul>
<p>New buildings need to contribute to a walkable environment along the street by addressing a variety of design issues, including:</p> <ul style="list-style-type: none"> <li>• Blank walls</li> <li>• Lack of clear building access and use; fake “entrances” or steel service doors on street</li> <li>• Lack of pedestrian amenities and features along streets; uninteresting buildings/facades</li> <li>• Monolithic, bulky, and/or over-scaled building masses that dominate the street and create an uncomfortable pedestrian experience</li> </ul>	<ul style="list-style-type: none"> <li>• Focus on public improvements on the street; do not create additional standards for private development</li> <li>• Provide standards for private development that focuses on building facades and features facing the street and public spaces</li> <li>• Provide standards for public improvements and private development that address the relationship between buildings and the public realm</li> </ul>
<p>Regulations should not prescribe style to allow design expression and adaptation to new needs, practices and technologies</p>	<ul style="list-style-type: none"> <li>• Eliminate or omit regulations that could be perceived as prescribing style</li> <li>• Focus on principles of successful design that can be applied regardless of style</li> </ul>
<p>Regulations should not require cost-prohibitive designs or treatments that would inhibit redevelopment objectives</p>	<ul style="list-style-type: none"> <li>• Eliminate or omit regulations that add cost</li> <li>• Only provide design standards that are cost-neutral</li> <li>• Include important standards that are a reasonable exchange for public benefit</li> <li>• Provide standards with a range of options for approval including lower-cost options</li> </ul>

## Design Standards – Proposed Concepts

**Applicability:** The following standards apply only in Mixed Use (S-SW/MU) and Apartment/Condo(S-SW/AC) subdistricts, or separately for each as specified. Standards for the SFO subdistricts are not shown.

Topic	Current Code Standard	Proposal
Building frontage	<p><u>S-DR</u></p> <ul style="list-style-type: none"> <li>No front or interior lot line setbacks for mixed use or non-residential</li> <li>Residential buildings setback 3-8 feet from front lot line</li> <li>Buildings must be oriented to a public street</li> <li>Buildings required along a minimum of 60% of street frontage</li> <li>Up to 50% of building may be set back up to 15 feet</li> <li>Chamfered corners allowed up to 20 feet wide</li> </ul> <p><u>S-WS</u></p> <ul style="list-style-type: none"> <li>No minimum setbacks, except 5 foot minimum for interior yards abutting different frontage districts</li> <li>Buildings required along 50% of street frontage no further than 10 feet from the front property line</li> <li>Setbacks may be exceeded if area is designed for pedestrian use</li> </ul> <p><u>C-2</u></p> <ul style="list-style-type: none"> <li>Front lot line setback minimum 0 feet, maximum 15 feet</li> <li>Minimum 25% of street-facing facades must be within maximum setback (may also be oriented to internal accessway, private drive, or shopping street)</li> <li>Setbacks may be exceeded if area is designed for pedestrian use</li> <li>All setback areas between buildings and street must be paved or landscaped for use by pedestrians</li> <li>Pedestrian amenities required in setback areas</li> </ul> <p><u>Multifamily</u></p> <ul style="list-style-type: none"> <li>Buildings required along minimum 60% of site frontage within 10 feet of minimum setback for sites with frontage of 100 feet or more</li> </ul>	<ul style="list-style-type: none"> <li>No front or interior lot line setbacks for S-SW/MU subdistrict except adjacent to residential uses (see “transitions”)</li> <li>Residential buildings setback 5-10 feet from front lot line</li> <li>S-SW/AC subdistrict interior lot line setbacks 5 feet minimum</li> <li>Buildings must be oriented to a public street</li> <li>Buildings required along a minimum of 60% of street frontage</li> <li>Up to 50% of building may be set back up to 15 feet</li> <li>Chamfered corners allowed up to 20 feet wide</li> <li>Setbacks may be exceeded if area is designed for pedestrian use</li> </ul>

## Attachment F

	<ul style="list-style-type: none"> <li>Enhanced pedestrian space allowed for 20% of the 60% required building frontage</li> <li>Buildings required along minimum 40% of site frontage within 10 feet of minimum setback for sites with frontage of less than 100 feet</li> <li>Buildings within 40 feet of front lot line must be oriented to street</li> </ul>	
<b>Entrances</b>	<p><u>S-DR</u></p> <ul style="list-style-type: none"> <li>Main building entrance* required facing a public street.</li> <li>Corner entrances allowed.</li> </ul> <p><u>S-WS</u></p> <ul style="list-style-type: none"> <li>Main building entrance (not defined) required facing a public street.</li> </ul> <p><u>C-2</u></p> <ul style="list-style-type: none"> <li>Main entrance required on any street-facing façade within the front yard setback.</li> </ul> <p><u>Multifamily</u></p> <ul style="list-style-type: none"> <li>Entrances for buildings within 40 feet of front lot line must have an entrance oriented to the street</li> <li>Corner entrances allowed</li> <li>Upper floor entrances from building interior or walkway serving a maximum of 2 units</li> </ul> <p><i>*Main entrance defined as the principal entry through which people enter the building.</i></p>	<ul style="list-style-type: none"> <li>Main building entrance required* facing a public street.</li> <li>Corner entrances allowed.</li> <li>Minimum frequency of entrances in mixed use/active retail subdistrict and Oak Shopping Alley of 1 entrance per 40 linear feet of building frontage.</li> <li>Minimum frequency of entrances in S-SW/AC/RH row house character subdistrict of 1 entrance per 25 linear feet of building frontage.</li> <li>Entrances illuminated by lighting required within 10 feet of entrance.</li> </ul> <p>Entrance must be defined by two of the following design features:</p> <ul style="list-style-type: none"> <li>Recessed entry</li> <li>Architectural treatment such as arches, columns, insets</li> <li>Ornamental gates; minimum transparency</li> <li>Transom windows or similar</li> <li>Special trim or casing</li> </ul>
<b>Weather protection</b>	<p><u>S-DR</u></p> <ul style="list-style-type: none"> <li>Weather protection required over full width of entrances to a depth of at least 3 feet.</li> </ul> <p><u>S-WS</u></p> <ul style="list-style-type: none"> <li>Weather protection* required over full width of entrances to a depth of at least 3 feet. Alternative allowed to recess entrance 3 feet.</li> </ul>	<ul style="list-style-type: none"> <li>Weather protection* required over full width of building entrances to a depth of at least 4 feet.</li> <li>Weather protection* required over 50% of ground floor windows in mixed use/active retail subdistrict.</li> </ul>

## Attachment F

	<p><u>C-2</u></p> <ul style="list-style-type: none"> <li>No requirements</li> </ul> <p><u>Multifamily</u></p> <ul style="list-style-type: none"> <li>No requirements</li> </ul> <p><i>*Canopies, awnings, arcades</i></p>	
Transparency	<p><u>S-DR</u></p> <ul style="list-style-type: none"> <li>Windows, openings or doorways required along 60% of street-facing frontage on ground floor in retail overlay, and 25% of wall area on ground floor in other mixed use areas</li> <li>Visible Light Transmission (VLT) of 0.6 or greater; 25% of windows at VLT of 0.7 or greater.</li> <li>Ground floor dwellings exempt from window and VLT requirements</li> </ul> <p><u>S-WS</u></p> <ul style="list-style-type: none"> <li>Windows required along 60% of street-facing frontage (30% for alleys) and 25% of wall area on ground floor</li> <li>Windows required along 25% of street-facing frontage on ground floor in other subdistricts (other than S-WS/FC)</li> <li>Windows required on 25% of wall area above ground floor</li> <li>Visible Light Transmission (VLT) of 0.6 or higher</li> </ul> <p><u>C-2</u></p> <ul style="list-style-type: none"> <li>Only for buildings over 25,000sf: windows required on 50% of building length and 25% of wall area up to 9 feet</li> <li>Maximum sill height 4 feet above grade</li> </ul> <p><u>Multifamily</u></p> <ul style="list-style-type: none"> <li>Windows required on 15% of wall area on each floor facing streets</li> </ul>	<p>Windows, openings and doorways required as follows:</p> <ul style="list-style-type: none"> <li>Ground floor opening area: MU = 25%, AC = 20%</li> <li>Ground floor wall length: MU = 40%, MU/AR = 60%, AC = 30%</li> <li>Above ground floor area: MU = 25%, AC = 15%</li> <li>Entrance door area: MU = 60%, AC = 30%, AC/RH = 15%</li> </ul> <p>Visible Light Transmission (VLT) standards:</p> <ul style="list-style-type: none"> <li>All openings must have VLT of 0.6 or greater; 25% of openings at VLT of 0.8 or greater.</li> <li>Ground floor dwellings exempt from VLT requirements; operable exterior louvers and shutters allowed</li> <li>Dwelling entries leading to a single dwelling are exempt from transparency requirements</li> </ul>
Building articulation	<p><u>S-DR</u></p> <ul style="list-style-type: none"> <li>No requirements</li> </ul> <p><u>S-WS</u></p> <ul style="list-style-type: none"> <li>Except walls facing an alley, walls over 100 feet must project or recess 3% of wall length for at least 20% of façade length.</li> </ul>	<p>Horizontal articulation</p> <ul style="list-style-type: none"> <li>Minimum horizontal offset of 18 inches for walls greater than: MU = 75 feet, MU/AR = 40 feet, AC = 40 feet, AC/RH = 25 feet</li> <li>Building walls required to include three features from a menu: inset corner, tower, recesses or projections, inset windows, window bays, visible structure (pilasters,</li> </ul>

## Attachment F

	<p><u>C-2</u></p> <ul style="list-style-type: none"> <li>Only for buildings over 25,000sf: walls over 100 feet must project or recess 3% of wall length for at least 20% of façade length.</li> </ul> <p><u>Multifamily</u></p> <ul style="list-style-type: none"> <li>Design features required to break up wall surfaces, including: offsets, projections, balconies, bays, windows, entries, porches, porticos, or similar elements</li> <li>Horizontal surface: 2 of the above required at intervals of no more than 40 feet</li> <li>Vertical surface: 2 of the above required at intervals of no more than 25 feet</li> </ul>	<p>beams, etc.), tree and shrub planting</p> <p>Vertical articulation</p> <ul style="list-style-type: none"> <li>Buildings required to exhibit base, middle and top</li> <li>Three design features required from each group</li> <li>1 and 2 story buildings are exempt; 3 story buildings only required to be divided into two zones</li> <li>Base features: weather protection, pedestrian lighting, finished foundation, change of siding material, change of color/finish/texture, change of window design, vegetated wall</li> <li>Middle features: change of siding material, change of color/finish/texture, change of window design, horizontal architectural elements (masonry courses, ledges), balconies, window bays, recesses/projections along a horizontal plane</li> <li>Top features: change of siding material, change of color/finish/texture, change of window design, horizontal architectural elements (masonry courses, ledges), balconies, window bays, recesses/projections along a horizontal plane, cornice or wall cap, pitched or overhang roof</li> </ul>
<b>Building materials</b>	<p><u>S-DR</u></p> <ul style="list-style-type: none"> <li>S-DR/MU/1 Active Overlay requires eco-roofs or occupiable space on roof surfaces</li> </ul> <p><u>S-WS</u></p> <ul style="list-style-type: none"> <li>No requirements</li> </ul> <p><u>C-2</u></p> <ul style="list-style-type: none"> <li>No requirements</li> </ul> <p><u>Multifamily</u></p> <ul style="list-style-type: none"> <li>No requirements</li> </ul>	<ul style="list-style-type: none"> <li>Durable finish materials required on first floor facades facing public streets and spaces</li> <li>Durable materials include: concrete, masonry, steel, glass, finished wood, stucco or plaster, and other materials with a life cycle of 50 years or greater.</li> <li>Specific materials excluded on first floor facades facing public streets and spaces: textured plywood, rigid insulation, sheet pressboard, vinyl siding, lightweight metal cladding, corrugated metal</li> <li>Durable composite boards less than 18 inches side may be used in S-SW/AC and S-SW/AC/RH subdistricts</li> </ul>

NOTE: S-DR standards refer to general standards or the “Mixed Use Subdistrict” (S-DR/MU); S-WS standards refer to general standards or the “Franklin corridor Frontage District” (S-WS/FC)